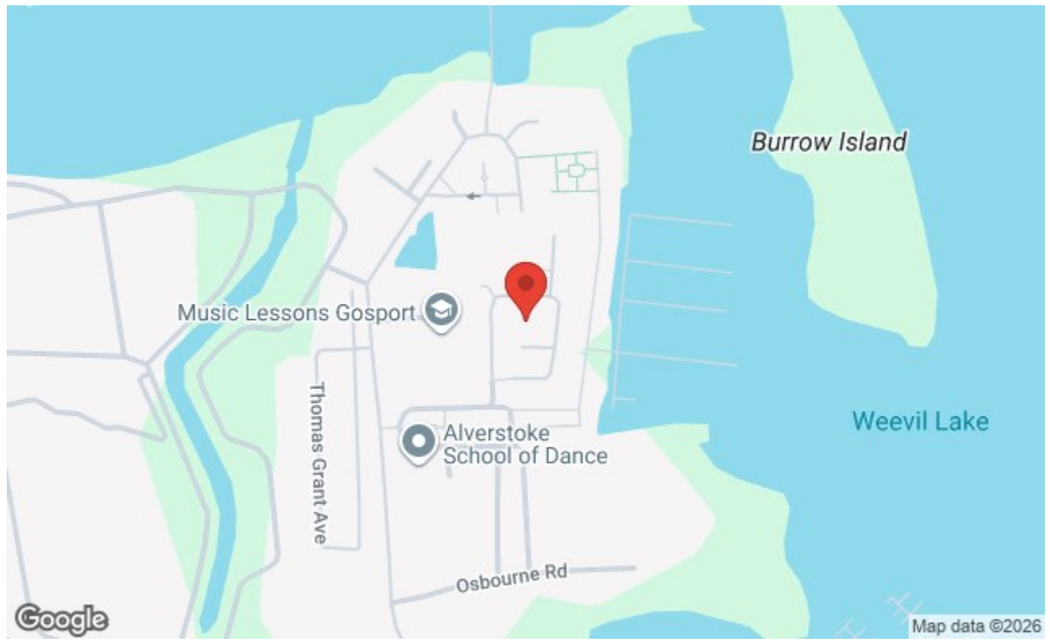
SECOND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 283 sq.ft. (26.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Guide Price £80,000

Salt Meat Lane, Gosport PO12 1GH

bernards THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- Second floor studio apartment
- No onward chain
- Residents' parking & visitor permits
- Private balcony
- Modern fitted kitchen with built-in appliances
- Lift access
- Secure telephone entry system
- Fantastic marina setting
- Being sold via ‘Secure Sale’
- Immediate ‘exchange of contracts’ available

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

Well Presented Second Floor Studio Apartment | Royal Clarence Marina | No Onward Chain

Situated within the sought-after Royal Clarence Marina, this attractive second floor studio apartment combines the character of a traditional building with contemporary interiors and enjoys a fantastic marina setting, just moments from Gosport Marina and Ferry Port.

Constructed circa 2011, the property benefits from an impressive 985-year lease, no onward chain and residents' parking with visitor permits.

The accommodation centres around a bright open-plan living space, with a tastefully finished kitchen featuring built-in appliances and LED spotlights. From the lounge, doors open onto a balcony, providing an ideal private outdoor space to enjoy the attractive surroundings.

The apartment also offers a modern shower room finished to a high standard, a useful storage cupboard, secure telephone entry system and lift access.

Royal Clarence Marina is a unique and desirable waterfront development, offering a blend of historic character and modern living, with the marina, ferry links and local amenities all close by.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

SHOWER ROOM
7'3" x 6'11" (2.22 x 2.11)

LIVING ROOM/BEDROOM/KITCHEN
11'6" x 24'6" (3.51 x 7.48)

BALCONY
11'6" x 3'1" (3.51 x 0.94)

OUTSIDE

ALLOCATED PARKING

AUCTIONEER COMMENTS
Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000.
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

ADDITONAL AUCTIONEER COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

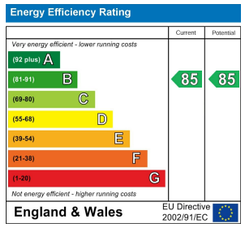
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

LEASEHOLD INFORMATION
We have been informed that the property is held on a 999-year lease commencing in 2001.

Ground rent £125 per annum.
Service charge £418.90 per 6 months.
Please see Legal Pack for further details

COUNCIL TAX BAND A



FINANCIAL SERVICES
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

AML - ANTI MONEY LAUNDERING PROCEDURE
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BUYER VERIFICATION
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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